

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by B-Quad-T Holdings, LLC submitted on June 29, 2022.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Patrick Perry on June 29, 2022, regarding a ±0.66 acre tract of land located at 1091 Park Drive in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. B-06K-009B), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to reduce the required 50-foot incompatible land use buffer to 5 feet.

Said Special Exception Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on September 13, 2022.

ADOPTED AND APPROVED, this 13th day of September, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark J. Saxon
Mark Saxon, Member

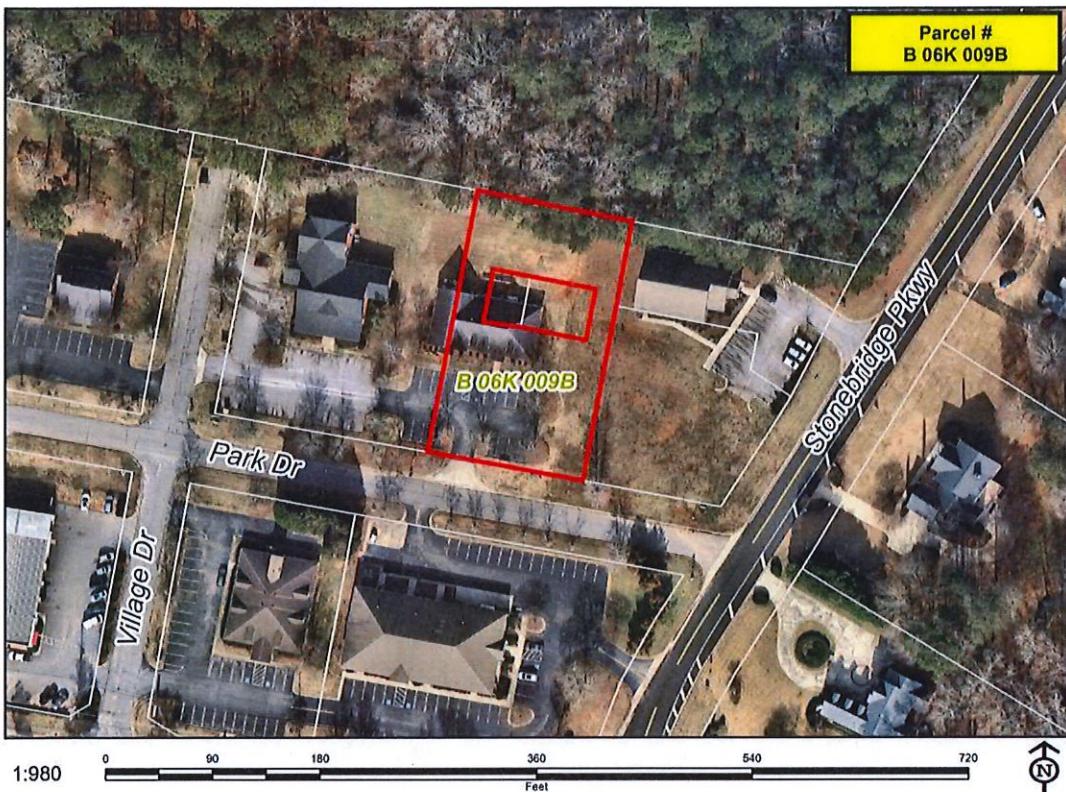
ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

CONDITION

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, and other documents submitted and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The nine proposed parking spaces along the rear property line adjacent to the Village of Stonebridge conservation area shall be constructed of pervious or porous pavement or equivalent as approved by the Public Works Director.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in the 221st district, G.M., Oconee County, Georgia, containing 0.665 acres, being known and designated as Lot 9B, Stonebridge Business Park Phase I and being more particularly shown on that certain plat of survey entitled "Survey For: G & C Condominium" dated June 25, 2002, prepared by Woods & Chastain Surveyors, Inc., said plat being recorded in the Office of the Clerk or Superior Court, Oconee County, Georgia, and being more particularly described as follows, to wit:

Beginning at an iron pin located on the northerly side of Park Drive right- of- way, said iron pin located 117' feet West of the intersection of the rights-of-way of Park Drive and Stonebridge Parkway as measured along the northerly side of Park Drive and running thence along the northerly side of Park Drive North 79 degrees 26 minutes 50 seconds West 133.11 feet to an iron pin; thence leaving the northerly side of Park Drive and running North 10 degrees 31 minutes 51 seconds East 217.58 feet to an iron pin; running thence South 79 degrees 31 minutes 56 seconds East 132.94 feet to an iron pin; running thence South 10 degrees 29 minutes 16 seconds West 217.78 feet to the beginning iron pin.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P22-0159

Page 2 of 4

NARRATIVE

INTRODUCTION

Variance(s) requested: Two Special Exception Variances are requested to allow 11 new parking spaces on the subject property. One variance is requested for reduction of the 50-ft buffer required by UDC Section 806, Table 8.1. The second variance requested is to allow the on-site parking to exceed the maximum parking spaces allowed per UDC Section 604.01.

Property Address: 1091 Park Drive Watkinsville, GA 30677

Parcel Info: Parcel B 06 009B / 0.66 Acres

Existing / Proposed Zoning: B-1

Existing / Proposed Use: Counseling office & Dental office

VARIANCE REQUEST NARRATIVE

The subject property contains a 3,800 square foot building that is currently being used as a counseling office and pediatric dentistry office by the property owners. These two businesses are typically staffed by approximately 10-12 people during the business day and require a parking space for each employee. With an existing parking lot capacity of 19 spaces, there is currently a shortage of available patient parking spaces as 10-12 parking spaces are needed for employee parking.

Due to the lack of spaces and the required demand, the owners propose to add 11 asphalt parking spaces behind their building for use by employees. Original site development plans proposed additional parking in this location, but this parking was never constructed. While all the surrounding adjacent property was initially zoned for commercial use, the property to the north was recently rezoned as the Village at Stonebridge for residential use. As a result, the rezone of the adjacent property for residential use imposed a 50-ft incompatible use buffer where the new parking is proposed. For this reason, a variance is requested from Section 806 to reduce the 50-ft buffer on the subject property to 5-ft.

In addition to the 5-ft proposed buffer on the subject property, the forested area on the adjacent property was placed into a permanent conservation easement when that property was rezoned from commercial to residential. This conservation area provides a significant buffer with a minimum width of 140-feet between the subject property and the closest residential building lot. It should also be noted that the buildings on properties to the west and east were constructed prior to the rezone of the residential property and are located within the imposed 50-ft buffer.

A second variance is also requested to exceed the maximum allowed parking. Per UDC Section 604 Table 6.1 *Minimum Off-Street Parking Spaces Required by Use*, parking spaces for medical offices shall be provided at rate of 1 space / 300 square feet of gross floor area. The existing building is 3,800 square feet with minimum parking space requirement of 13 spaces. Pursuant to UDC Section 604.01a, the maximum number of parking shall not exceed the minimum by 110%. This results in maximum number of 14 spaces allowed. Since the maximum

number of parking spaces is already exceed by on-site parking, a variance to UDC Section 604.01 is requested for the proposed asphalt parking spaces.

STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL

Pursuant to Oconee County UDC Section 1303.3 a special exception variance may be granted upon finding that the relief, if granted:

- a. Would not cause substantial detriment to the public good; and

Granting a variance for additional parking spaces with a reduced buffer will not cause substantial detriment to the public good.

- b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and

Granting a variance for additional parking spaces with a reduced buffer will not be injurious to the use and enjoyment of the environment or property in the immediate area.

- c. Would not diminish and impair property values within the surrounding neighborhood; and

Granting a variance for additional parking spaces with a reduced buffer will not diminish nor impair property values within the surrounding neighborhood.

- d. Would not impair the purpose and intent of this Development Code.

Granting a variance for additional parking spaces with a reduced buffer will not impair the purpose and intent of the UDC Development Code.

ADJACENT PROPERTIES

NORTH: R1 Undeveloped

WEST: B1 Commercial

SOUTH: B1 Commercial

EAST: B1 Commercial

CONCLUSION

The owners of the subject property operate businesses that have provided critical care services to the residents of Oconee County for many years. As the population of Oconee County has grown, the businesses have also grown and need additional parking spaces. Granting a special exception variance to allow 11 new asphalt parking spaces will be significant relief and meet the standards outlined for approval.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P22-0159

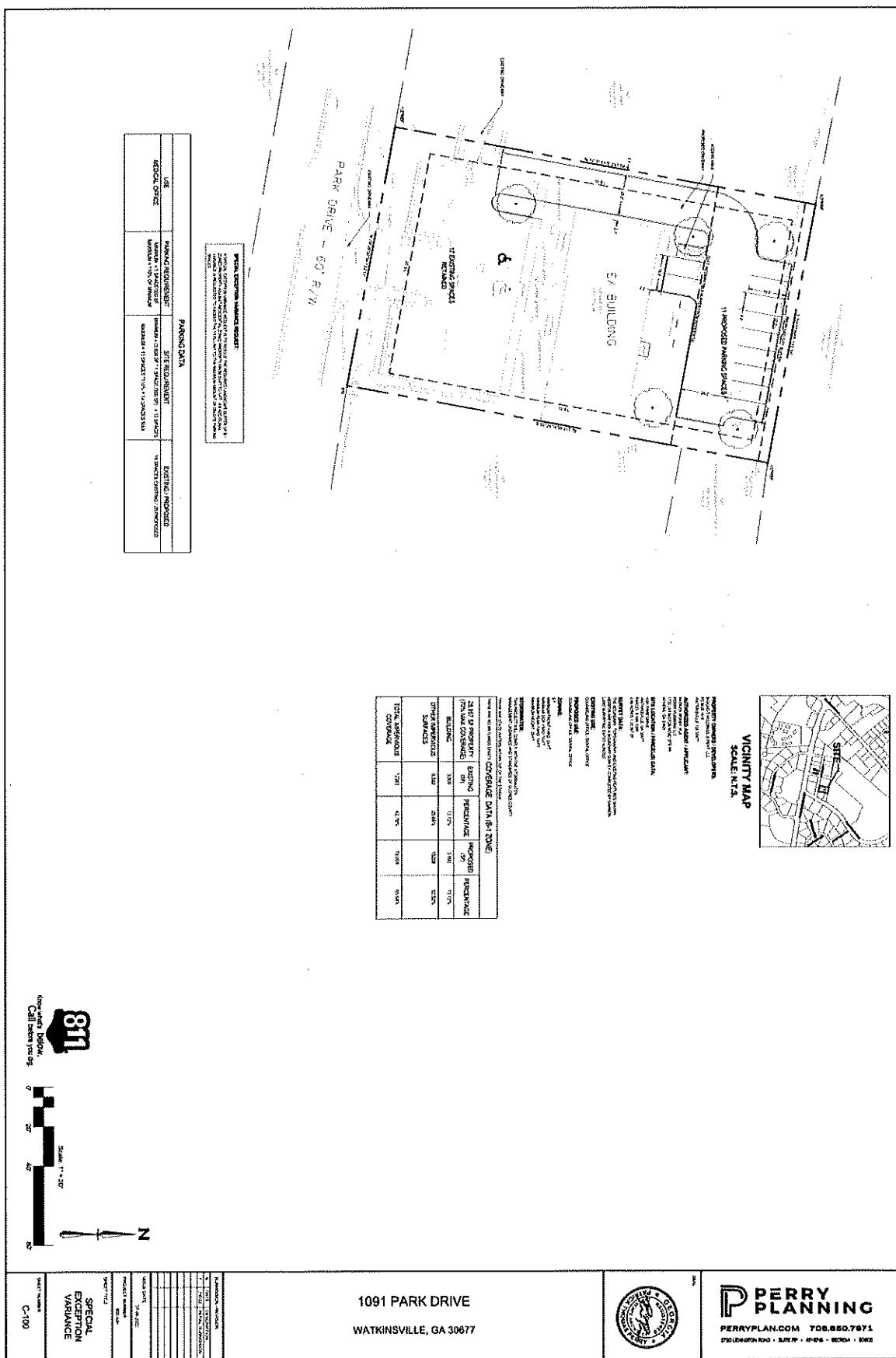
Page 3 of 4

PLAT

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P22-0159

Page 4 of 4

CONCEPT PLAN





Planning Department
Oconee County, Georgia
STAFF REPORT

VARIANCE CASE #: P22-0159

DATE: September 2, 2022

STAFF REPORT BY: Guy Herring, Planning Director
Monica Davis, Planner

APPLICANT NAME: Patrick Perry

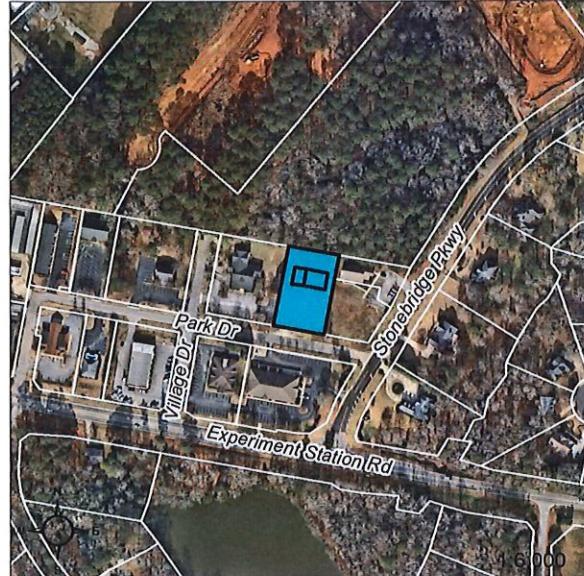
PROPERTY OWNER: B-Quad-T Holdings, LLC &
Pert, LLC

LOCATION: 1091 Park Drive

PARCEL SIZE: ±0.66 acres

EXISTING ZONING: B-1 (General Business District)

EXISTING LAND USE: Medical Office



TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: The property owner requests a variance from UDC Sec. 806 and UDC Table 8.1 to reduce the required 50-foot incompatible land use buffer to 5 feet. The subject property is also included in companion special exception variance #P22-0164 to increase the allowable parking spaces from 14 to 28.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: September 13, 2022

ATTACHMENTS:

- Application
- Narrative
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat
- Concept Plan
- Submitted Final Plat for the Village of Stonebridge



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Oconee County, Georgia
STAFF REPORT**

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DATE: September 2, 2022

STAFF REPORT BY: Guy Herring, Planning Director
Monica Davis, Planner

APPLICANT NAME: Patrick Perry

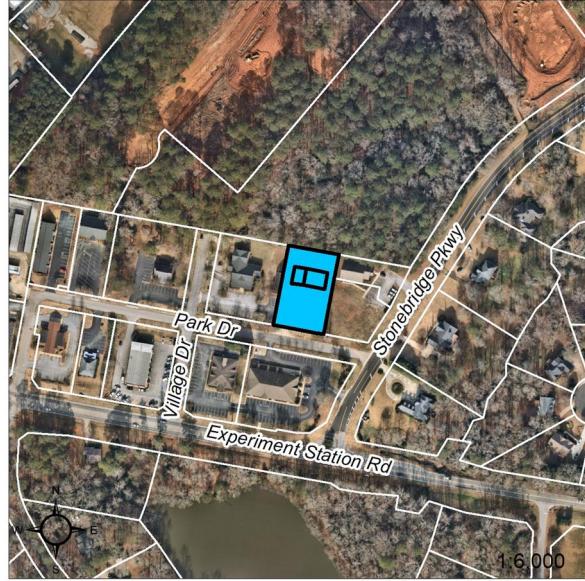
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BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from AR to B-1 on 03/07/1989 for a commercial development.

VARIANCE DESCRIPTION

- The applicant requests to reduce the required 50-foot incompatible land use buffer to 5 feet along the rear property line, as shown on the concept plan.
 - **UDC Section 806 – Buffers; where required.**
 - *A buffer meeting or exceeding the following widths shall be required between any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as follows:*

Table 8.1: Situations Where Buffer Required					
	① Provide a buffer on the lot of this use				
② Along a side or rear lot line next to this less intense use or zoning	1- or 2-Family Residence	Multi-Family	Office or Institutional	Commercial	Industrial
AG Agricultural land, or Active Agricultural use in any zoning district	N/A ¹	15 feet ¹	15 feet	15 feet	25 feet
1- or 2-Family Residential ²	None	25 feet	25 feet	50 feet	100 feet
Multi-Family Residential	None	None	25 feet	25 feet	50 feet
Office, Institutional, Commercial or Industrial	None	None	None	None	None

¹ See separation requirements for certain uses in Article 3.

² Includes any land zoned AR-3, AR, R-1, or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.

PUBLIC FACILITIES

- The present request should not affect county services, facilities, and infrastructure.

ENVIRONMENTAL

- A conservation area and state waters exist on the adjacent site as shown in the below submitted final plat exhibit for the Village of Stonebridge. No development is proposed in the conservation area and all the environmental buffers would be maintained.
- No 100-year flood plain or jurisdictional wetlands are known to exist on the site.

SUBMITTED FINAL PLAT FOR THE VILLAGE OF STONEBRIDGE

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL" AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Special exception variances may be granted upon findings that, if granted, the relief will not cause an occurrence of any of the following:

- a. Cause a substantial detriment to the public good:**
No significant negative impact to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the present request. Staff holds that approval of the present request should not cause any substantial detriment to the public good.
- b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The adjacent property is under development for the Village at Stonebridge, a single-family residential subdivision. However, the subject property is adjacent to the 10-acre conservation area within the residential subdivision. Staff holds that approval of the request should not be injurious to the use and enjoyment of nearby residential properties due to the proximity to the 10-acre conservation area.
- c. Diminish and impair property values within the surrounding neighborhood:**
Staff holds that it is unlikely that reducing the buffer to 5 feet would significantly impair property values in the surrounding area.
- d. Impair the purpose and intent of this Development Code:**

The intent of UDC Section 806 is to protect lower intensity land uses from potential negative impacts of adjacent higher intensity land uses. However, the adjacent residential subdivision has a 10-acre conservation area adjacent to the subject property. Staff holds that the present request should not impair the purpose and intent of this Development Code.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **does meet all necessary conditions** to grant a special exception variance. Should the present request be approved, staff recommends the following conditions to be fulfilled at the owner/developer's expense.

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, and other documents submitted and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The nine proposed parking spaces along the rear property line adjacent to the Village of Stonebridge conservation area shall be constructed of pervious or porous pavement or equivalent as approved by the Public Works Director.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance

Special Exception for: Reduction of 50-ft incompatible land use buffer & to exceed the maximum allowed parking

ApplicantName: Patrick PerryAddress: 1720 Lexington Road Suite PP
(No P.O. Boxes)

Athens, GA 30605

Telephone: 706-850-7971Email: patrick@perryplan.com**Applicant is** (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)**Applicant's Certification:** I hereby certify that the information contained in and attached to this application is true and correct.Signature: Pat PerryDate: 6-16-2022Notarized: Ernest Sherman

ERNEST SHERMAN
Notary Public - State of Georgia
Clarke County
My Commission Expires Jun 21, 2022

Property OwnerName: B-QUAD-T HOLDINGS,LLC & PERT, LLCAddress: 1280 Ivywood Drive
(No P.O. Boxes)

Athens, GA 30606

Telephone: 706-546-7550**Property**Location: 1091 Park Drive

Watkinsville, GA 30677

Tax Parcel Number: B-06K-009BSize (Acres): 0.66 Current Zoning: B-1Future Development Map—Character Area Designation: Civic Center**Use**Current Use: Counseling Office / Dental OfficeProposed Use: Counseling Office / Dental Office**Attachments** (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested*Provide the code section and briefly explain the requested variance*VARAINCE TO BUFFER PER SEC 806TABLE 8.1 & VARIANCE TO MAXIMUMPARKING PER SEC 604.04SEE NARRATIVE FOR DESCRIPTIONOF REQUESTED VARIANCES

1091 PARK DRIVE
SPECIAL EXCEPTION VARIANCE SUBMITTED 07/25/2022

INTRODUCTION

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Parcel Info: Parcel B 06 009B / 0.66 Acres

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Existing / Proposed Use: Counseling office & Dental office

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Granting a variance for additional parking spaces with a reduced buffer will not be injurious to the use and enjoyment of the environment or property in the immediate area.

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- d. Would not impair the purpose and intent of this Development Code.

Granting a variance for additional parking spaces with a reduced buffer will not impair the purpose and intent of the UDC Development Code.

ADJACENT PROPERTIES

NORTH: R1 Undeveloped

WEST: B1 Commercial

SOUTH: B1 Commercial

EAST: B1 Commercial

CONCLUSION

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Variance # P22-0159 - B Quad T Holdings, LLC and Pert, LLC

Parcel #
B 06K 009B

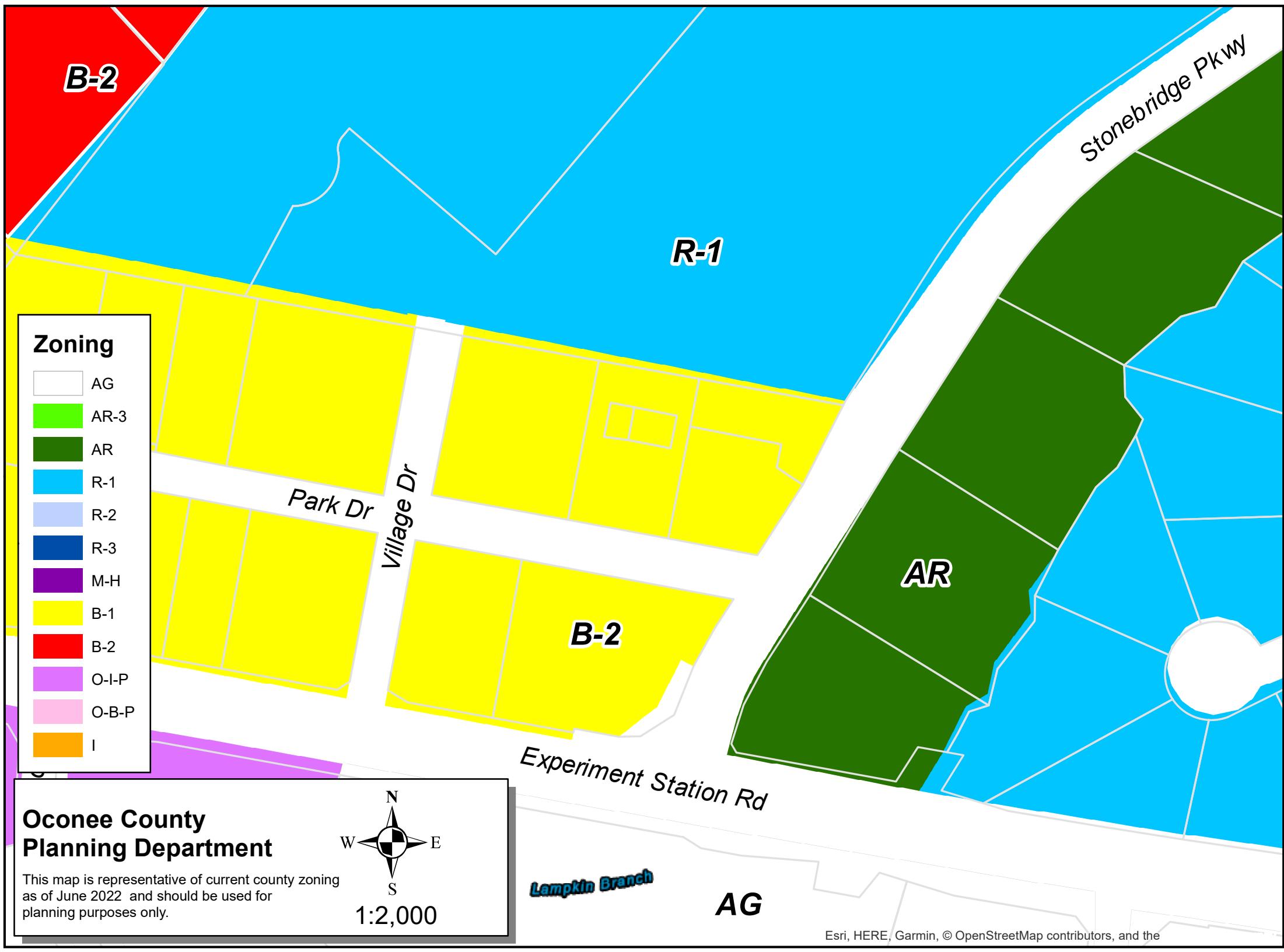


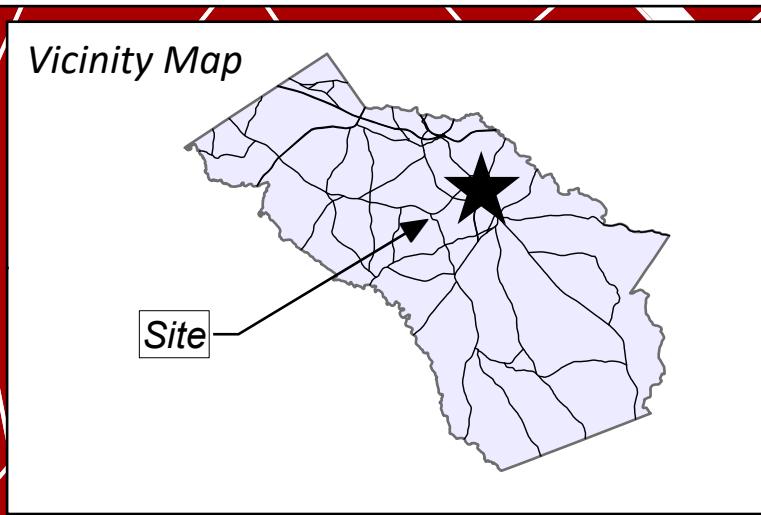
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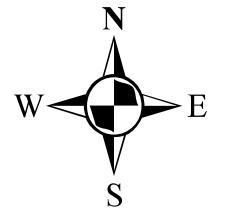
Feet







Oconee County Planning Department



This map is a representation of the future development map
and should be used for planning purposes only

0 120 240 480 720 960
Feet

Civic Center

Suburban Neighborhood

ATHENS REGIONAL HEALTH RESOURCES, INC.
ZONED OIP PD

I hereby certify that the streets, utilities, and other required improvements in this subdivision have been installed in an acceptable manner and meet all the requirements of the land subdivision regulations of Oconee County, Georgia.

Mike Davis
Chairman, Board of Commissioners, Oconee County

Date

LOT 9A
JAMES P. & KELLI D. WHIPPLE
ZONED B-1

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplied in the subdivision plan attached hereto meets the requirements of the Oconee Co. Utility Department.

Date 8/28/02
Mike Davis
Department Head, OCUD

OCONEE COUNTY BUILDING OFFICIAL
DATE APPROVED 8/28/02
Mike Davis

PROPERTY OWNER:
PERRY G. ATCOCK & R. LAWRENCE GEORGE
1520 JENNINGS MILL ROAD
BOSART, GA 30622

DEVELOPER/CONTACT PERSON:
R. LAWRENCE GEORGE
1520 JENNINGS MILL ROAD
BOSART, GA 30622
(706) 395-1956

AUTHORIZED AGENT:
BEALL, SCHNEIDER & CO.
1520 JENNINGS MILL ROAD
BUILDING 300 SUITE A
(706) 343-0107

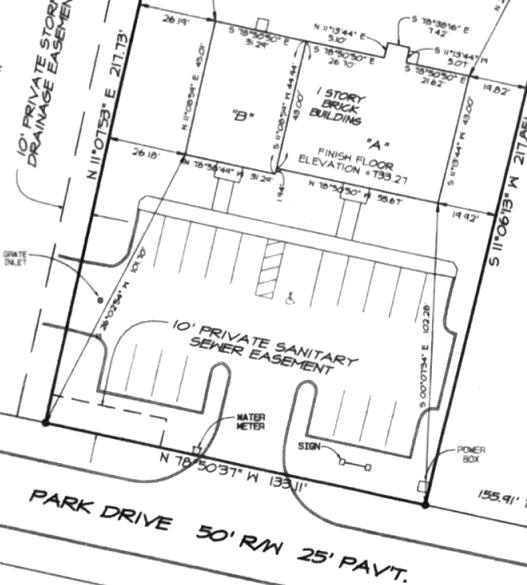
REFERENCES:

1) SURVEY FOR HAUSH ENTERPRISES, LP.
BY LANDMARK ENGINEERING CORPORATION
DATED MAY 29, 2001.
2) PLAT FOR STONEBRIDGE BUSINESS PARK PHASE I
BY BEEHIVE HERO & ASSOCIATES, INC.
DATED APRIL 1, 1997.

STREET ADDRESS:
1041 PARK DRIVE

LOT 9B,
STONEBRIDGE BUSINESS PARK PHASE I

LOT 9B
0.665 ACRES
ZONED B-1



LOT 9C
PERRY G. ATCOCK
ZONED B-1

THIS PROPERTY IS ZONED B-1
TAX MAP PARCEL: B-4K-4B
THERE ARE NO NEW BUILDINGS BEING PROPOSED.
THERE ARE NO NEW EXISTING BUILDINGS; ONE
THE PROPOSED USE FOR THIS PROPERTY IS: OFFICE BUILDINGS
TOTAL AREA OF PROPERTY IS 0.665 ACRES
TOTAL NUMBER OF LOTS: 1
TOTAL NUMBER OF UNITS: 1
THERE ARE NO NEW UTILITIES BEING PROPOSED.
SQUARE FOOTAGE OF UNIT A IS 2482 SQ. FT.
SQUARE FOOTAGE OF UNIT B IS 1408 SQ. FT.

SEWER DISPOSAL:
EX. SERVICE (Sanitary Sewer Connection to serve both units
with the condominium association as the single customer)

WATER SUPPLY:
EX. SANITE METER (Oconee County Meter) to serve both units
with the condominium association as the single customer.

GARBAGE DISPOSAL: EXISTING (PRIVATE CONTRACTOR)

THERE ARE NO NEW UTILITIES BEING PROPOSED.
ALL UTILITIES ARE EXISTING.

SURFACE DRAINAGE:
STORM WATER RUNOFF WILL NOT BE AFFECTED.
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH
OCONEE COUNTY ORDINANCE AND REGULATIONS.

I CERTIFY THE ACCURACY OF THIS SURVEY AND
ITS COMPLIANCE WITH THE OFFICIAL SURVEY OF
GEORGIA ANNOTATED SECTION 44-3-63 (a).

Mike Davis

FIRM: Community Panel No. 130453 0040 B
Effective Date: JULY 17, 1999
THIS LOT IS NOT LOCATED IN A 100

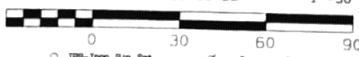
YEAR FLOOD PLAIN

Mike Davis

It is hereby certified that this plat is true and
of the property by me or under my supervision
that the boundaries, corners, lines, and other features
or are marked as "natural" and the location,
size, type, and materials are correctly shown,
and that the same conforms to the requirements
and the regulations and restrictions of the
land subdivision regulations of Oconee Co., GA
have been fully complied with.

Mike Davis 2049
R.S. Number

GRAPHIC SCALE 1" = 30'



R/W Monument

• IPI-Iron Pin Found

○ IPI-Iron Pin Set

△ - Traverse Point

■ R/W Line

○ R/W Monument

○ R/W Line

○ R/W Monument

△ - Traverse Point

■ R/W Line

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**W&A
ENGINEERING**

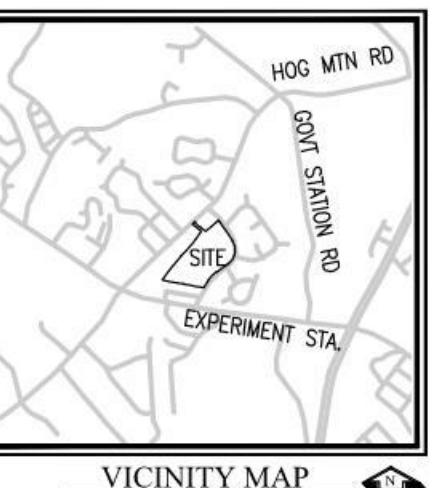
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VICINITY MAP

NOT TO SCALE

R&C DEVELOPMENT ENTERPRISES, LLC
0 STONEBRIDGE PARKWAY
29.549 ACRES
TAX PARCEL B 06AA001
DEED BOOK 1567 PAGE 549
PLAT BOOK 28 PAGE 51
ZONED R-1

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION
ALL REQUIREMENTS OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED
BY THIS PLAT (AND THE RELATED AS-BUILT DATA APPROVED ON [DATE]), THIS PLAT IS APPROVED SUBJECT TO ALL
DEDICATIONS OF LAND TO THE PUBLIC SHOWN THEREON BEING ACCEPTED BY THE OCONEE COUNTY BOARD OF
COMMISSIONERS. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS PLAT IS APPROVED FOR RECORDATION
BY THE CLERK OF THE SUPERIOR COURT OF OCONEE COUNTY, GEORGIA, SUBJECT TO MAINTENANCE AND GUARANTEE UNDER
THE REQUIREMENTS OF THE DEVELOPMENT CODE.

[THIS APPROVAL RECOGNIZES THE RECEIPT OF PERFORMANCE SURETY BY OCONEE COUNTY IN THE AMOUNT OF \$_____
TO ASSURE THE COMPLETION OF ALL REMAINING IMPROVEMENTS APPURTENANT TO THIS SUBDIVISION.]

DATE: _____
PLANNING DIRECTOR

OWNER'S CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A
DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE AND COUNTY
TAXES AND OTHER PUBLIC CHARGES AND DUTIES HAVE BEEN PAID IN FULL, AND THAT THE OWNER OF THE LAND SHOWN ON THIS PLAT
THROUGH A
DULY AUTHORIZED AGENT, CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE OWNER OF THE LAND SHOWN ON THIS PLAT; THAT
THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE
REQUIREMENTS AND STANDARDS OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE; AND BY SEPARATE DEED OR
AGREEMENTS DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS AND PUBLIC GROUNDS
SHOWN THEREON FOR THE PURPOSES THEREOF EXPRESSED.

OWNER'S NAME: _____ OWNER'S ADDRESS: _____

OWNER'S SIGNATURE: _____ DATE: _____

DESIGN AND CONSTRUCTION CERTIFICATE

I HEREBY CERTIFY THAT ALL IMPROVEMENTS HAVE BEEN DESIGNED AND CONSTRUCTED IN STRICT ACCORDANCE WITH THE
APPROVED DEVELOPMENT CONSTRUCTION PLANS, PREPARED BY ME OR UNDER MY SUPERVISION, IN FULL COMPLIANCE WITH THE
THE UNITED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA, LATEST EDITION, AND ANY AMENDMENTS THERETO AND/OR
USUAL AND CUSTOMARY PROFESSIONAL PRACTICE.

BY (NAME): _____ PROFESSIONAL REGISTRATION NO. _____

DESIGNER'S SIGNATURE: _____ P.E. _____ R.L.S. _____ L.A. _____ (CHECK)

NOTE: THE DESIGN AND CONSTRUCTION CERTIFICATION MUST BE COMPLETED BY THE DESIGN PROFESSIONAL OF
RECORD SEC. 12.32 FINAL PLAT STATEMENTS AND CERTIFICATES.

HEALTH DEPARTMENT CERTIFICATION

THELOTS SHOWN HAVE BEEN REVIEWED BY THE OCONEE COUNTY HEALTH DEPARTMENT AS NOTED ON
EACH LOT OF THE PLAT. THE PLAT LEGEND, THE REVIEW WAS PERFORMED BASED ON INFORMATION
SUPPLIED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTAL INFORMATION PROVIDED THEREIN. EACH
LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR
TO THE ISSUANCE OF A BUILDING PERMIT.

SIGNING AUTHORITY: _____

DATE: _____

TITLE: _____

CERTIFICATION OF WATER SYSTEM
I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND
DISTRIBUTION SYSTEM INSTALLED OR TO BE INSTALLED, AND/OR THE PLANS FOR
PRIVATE WATER SUPPLIES IN THE SUBDIVISION PLAT ATTACHED HERETO MEET THE
REQUIREMENTS OF THE OCONEE COUNTY WATER RESOURCES DEPARTMENT.

WATER RESOURCES DEPARTMENT DIRECTOR

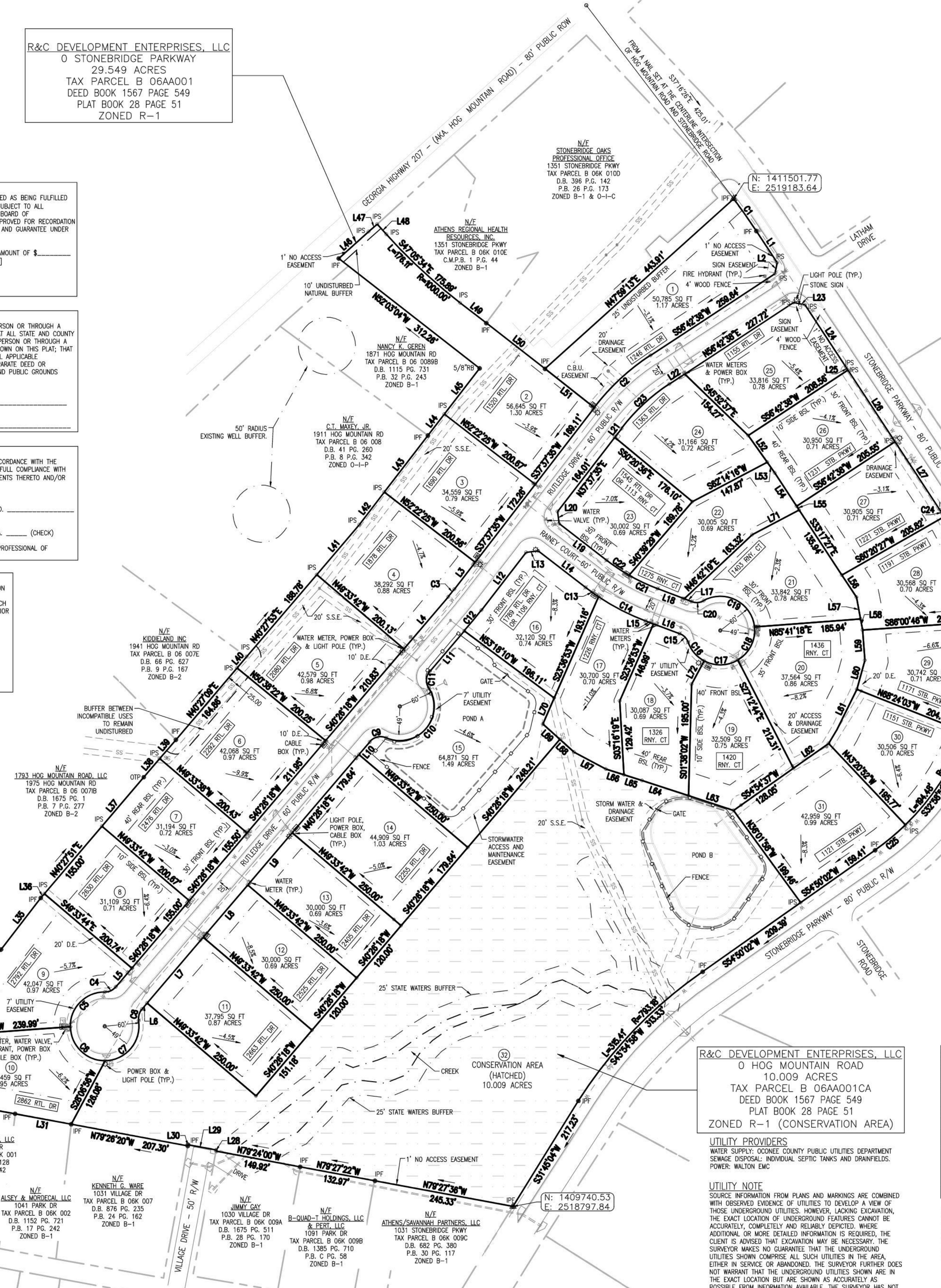
DATE: _____

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA
THE SELLER OR LEASER OF ANY LOT SHOWN ON THIS FINAL SUBDIVISION PLAT SHALL BE
RESPONSIBLE TO NOTIFY ANY POTENTIAL BUYER OR LESSEE OF AGRICULTURAL ACTIVITIES IN THE
AREA IN ACCORDANCE WITH GEORGIA LAW, AS MAY BE APPLICABLE.

BUFFER VARIANCE

SPECIAL EXCEPTION VARIANCE NO. P20-0091 WAS APPROVED ON 07/07/2020 WHICH ELIMINATES
THE 25' AND 50' BUFFERS BETWEEN LAND USES REQUIRED BY UDC SEC. 806 ALONG THE REAR
PROPERTY LINE OF LOTS 9 AND 10.

NOTE:
HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS AND PONDS.



R&C DEVELOPMENT ENTERPRISES, LLC
0 HOG MOUNTAIN ROAD
10.009 ACRES
TAX PARCEL B 06AA001CA
DEED BOOK 1567 PAGE 549
PLAT BOOK 28 PAGE 51
ZONED R-1 (CONSERVATION AREA)

UTILITY PROVIDERS
WATER SUPPLY: OCONEE COUNTY PUBLIC UTILITIES DEPARTMENT
SEWER: DISCHARGE INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS.
POWER: WALTON EMC

UTILITY NOTE
SOURCE: INFORMATION FROM PLANS AND MARKINGS ARE COMBINED
WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF
THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION,
THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE
ACCURATELY DETERMINED. RELIABLY DEPICTED, WHERE
NOT SHOWN, OR MORE DETAILED INFORMATION IS REQUIRED, THE
CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND
UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA.
NOT ALL UTILITIES SHOWN ARE UNDRAINED. THE SURVEYOR FURTHER DOES
NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN
THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS
POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT
PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Line #	Direction	Length
L1	S33°21'53"E	66.39'
L2	S11°42'38"W	20.03'
L3	S37°37'35"W	59.56'
L4	S40°26'18"E	119.64'
L5	S40°26'18"E	43.04'
L6	N40°26'18"E	13.89'
L7	N40°26'18"E	151.18'
L8	N40°26'18"E	120.00'
L9	N40°26'18"E	120.00'
L10	N40°26'18"E	29.18'
L11	N40°26'18"E	92.35'
L12	N37°37'35"E	127.57'
L13	N82°37'37"E	21.21'
L14	S52°22'25"E	104.87'
L15	S69°23'35"E	14.74'
L16	S69°23'35"E	48.98'
L17	N69°23'35"E	13.84'
L18	N69°23'35"W	49.88'
L19	N52°22'25"E	104.87'
L20	N07°22'25"E	21.21'
L21	N37°37'35"E	19.34'
L22	N65°42'38"E	31.92'
L23	S78°17'22"E	20.20'
L24	S33°21'53"E	130.30'
L25	S33°19'15"E	5.98'

Line #	Direction	Length
L26	S33°19'15"E	150.00'
L27	S33°19'15"E	142.64'
L28	N10°26'13"E	2.20'
L29	N79°43'53"E	50.03'
L30	S09°21'08"W	2.17'
L31	S79°26'31"W	99.74'
L32	N79°31'05"W	100.21'
L33	N79°23'43"W	118.87'
L34	N37°41'03"E	119.25'
L35	N37°36'19"W	113.71'
L36	N40°28'00"E	9.84'
L37	N40°28'13"E	112.72'
L38	N40°27'45"E	42.78'
L39	N40°40'09"E	43.32'
L40	N40°27'09"E	25.81'
L41	N40°27'53"E	114.51'
L42	N37°34'41"E	71.80'
L43	N37°34'41"E	125.08'
L44	N37°36'59"E	47.18'
L45	N37°37'04"E	100.95'
L46	N47°57'56"E	70.17'
L47	N45°42'38"E	19.90'
L48	S42°02'57"E	24.09'
L49	S52°29'27"E	57.75'
L50	S52°01'10"E	130.12'

Curve #	Length	Radius	Chord	CH. LENGTH
C1	68.61'	1025.45'	S35°14'58"E	68.60'
C2	134.90'	405.00'	S47°10'07"W	134.28'
C3	16.93'	345.00'	S39°01'57"W	16.93'
C4	21.68'	25.00'	S65°16'42"W	21.00'
C5	94.99'	60.00'	S44°45'49"W	85.38'
C6	94.25'	60.00'	S45°35'29"E	84.85'
C7	103.31'	60.00'	N40°05'01"E	91.01'
C8	21.68'	25.00'	N15°35'55"E	21.00'
C9	31.81'	25.00'	N76°53'10"E	29.70'
C10	152.67'	60.00'	N40°26'18"E	114.69'
C11	31.81'	25.00'	N03°59'27"E	29.70'
C12	47.12'	787.00'	N39°50'43"E	47.11'
C13	27.64'	405.00'	S54°19'45"E	27.64'
C14	92.66'	405.00'	S62°50'19"E	92.46'
C15	21.68'	25.00'	S44°33'11"E	21.00'
C16	44.02'	60.00'	S40°43'46"E	43.04'
C17	61.63'	60.00'	N88°49'36"E	58.96'
C18	68.58'	60.00'	N26°39'16"E	64.91'
C19	118.31'	60.00'	N62°34'56"E	100.06'
C20	21.68'	25.00'	S85°46'02"W	21.00'
C21	55.19'	345.00'	N64°48'35"E	55.14'
C22	47.29'	345.00'	N56°18'00"W	47.25'
C23	114.91'	345.00'	N47°10'07"E	114.38'
C24	14.20'	43.60'	S32°25'57"E	14.20'
C25	69.09'	343.60'	S50°21'18"W	69.02'

Curve #	Length	Radius	Chord	CH. LENGTH
C1	68.61'	1025.45'	S35°14'58"E	68.60'
C2	134.90'	405.00'	S47°10'07"W	134.28'
C3	16.93'	345.00'	S39°01'57"W	16.93'
C4	21.68'	25.00'	S65°16'42"W	21.00'
C5	94.99'	60.00'	S44°45'49"W	85.38'
C6	94.25'			